

Lot 1
31.93 acres

Lot 2
22.57 acres

MAIDEN ENTERPRISE PARK

55 acres, cleared, subdividable

31.93
acres in Lot 1

22.57
acres in Lot 2

321-ED(I)
industrial zoning

\$72,000
per acre

0.7785%
property tax rate



Duke Energy
12.47 kV line
1.7 miles to substation



Piedmont Natural Gas
6" natural gas
line adjacent



Town of Maiden
12" water line
adjacent



Town of Maiden
8" wastewater
line adjacent



Multiple Providers
AT&T, Segra
Spectrum

829,838
45 minute drive time
population
Source JobsEQ

417,986
45 minute drive time
civilian labor force
Source JobsEQ

14,690
net commuters each day;
only county in the Charlotte
region that is net positive
Source JobsEQ

29.3%
of the workforce
is employed by
412 manufacturers
US=9.6%; NC=11.1%



45 minutes to
Charlotte Douglas
International
Airport



Norfolk Southern
Rail Service
52 minutes to
Charlotte Terminal



~4 hours to 3 Ports
Wilmington, NC
Morehead City, NC
Charleston, SC



10 miles
to I-40



30 miles
to I-77



24 miles
to I-85



<1 mile
to US
Hwy 321

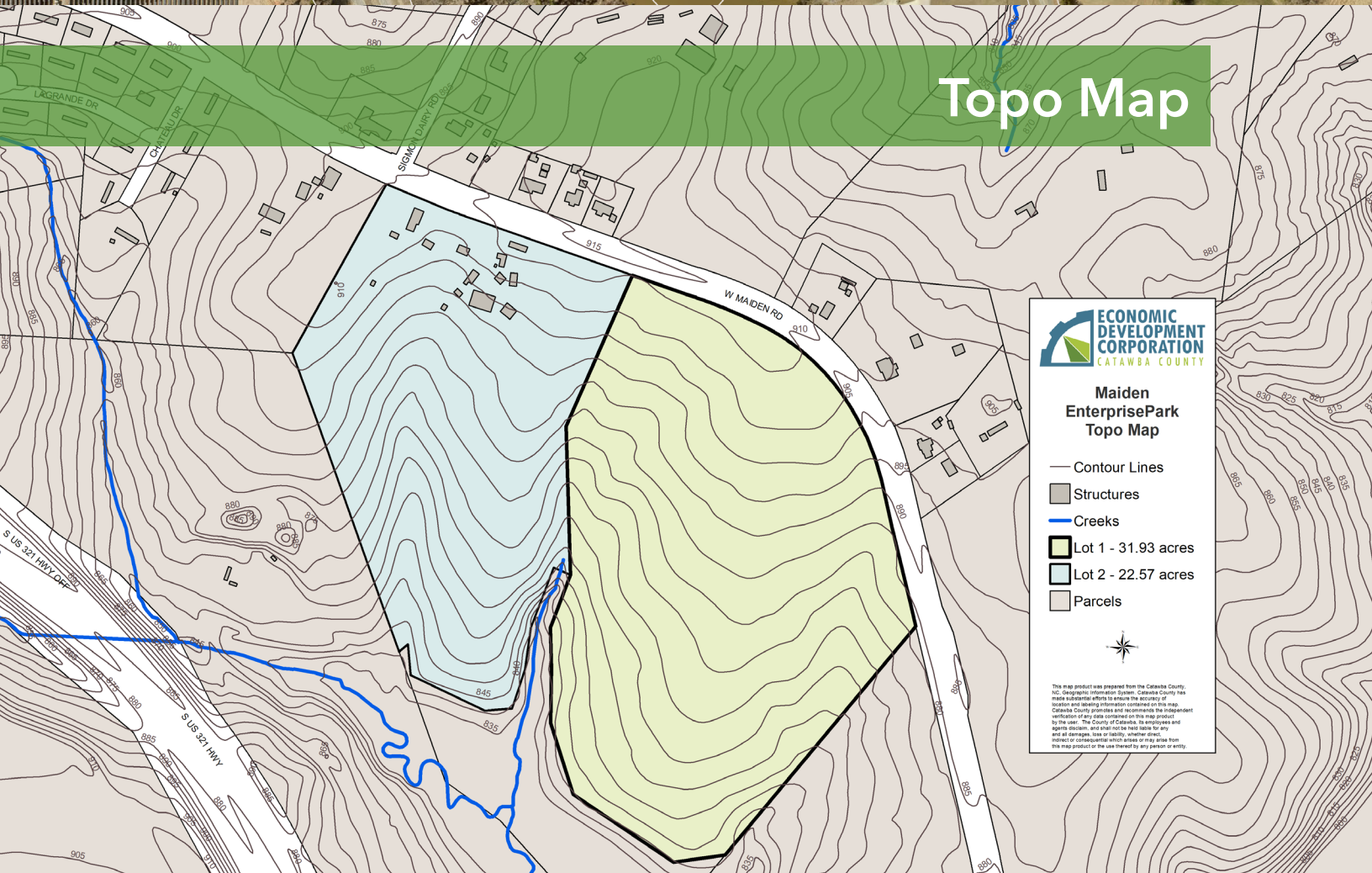


11.1 miles
to NC
Hwy 16

Aerial Map



Topo Map



Maiden Enterprise Park Topo Map

- Contour Lines
- Structures
- Creeks
- Lot 1 - 31.93 acres
- Lot 2 - 22.57 acres
- Parcels



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Site Plan

**Proposed
40,000 s.f.
Buildings**

**Proposed
56,000 s.f.
Building**

Proposed
425,042 s.f.
Building

LINE	BEAMS	DIFFERENCE
1.1	5.6770729E-8	20.83
1.2	5.6771774E-8	20.80
1.3	5.6772819E-8	20.77
1.4	5.6773864E-8	20.74
1.5	5.6774909E-8	20.71
1.6	5.6775954E-8	20.68
1.7	5.6776999E-8	20.65
1.8	5.6778044E-8	20.62
1.9	5.6779089E-8	20.59
1.10	5.6780134E-8	20.56
1.11	5.6781179E-8	20.53
1.12	5.6782224E-8	20.50
1.13	5.6783269E-8	20.47
1.14	5.6784314E-8	20.44
1.15	5.6785359E-8	20.41
1.16	5.6786404E-8	20.38
1.17	5.6787449E-8	20.35
1.18	5.6788494E-8	20.32
1.19	5.6789539E-8	20.29
1.20	5.6790584E-8	20.26
1.21	5.6791629E-8	20.23
1.22	5.6792674E-8	20.20
1.23	5.6793719E-8	20.17
1.24	5.6794764E-8	20.14
1.25	5.6795809E-8	20.11
1.26	5.6796854E-8	20.08
1.27	5.6797899E-8	20.05
1.28	5.6798944E-8	20.02
1.29	5.6799989E-8	19.99
1.30	5.6801034E-8	19.96
1.31	5.6802079E-8	19.93
1.32	5.6803124E-8	19.90
1.33	5.6804169E-8	19.87
1.34	5.6805214E-8	19.84
1.35	5.6806259E-8	19.81
1.36	5.6807304E-8	19.78
1.37	5.6808349E-8	19.75
1.38	5.6809394E-8	19.72
1.39	5.6810439E-8	19.69
1.40	5.6811484E-8	19.66
1.41	5.6812529E-8	19.63
1.42	5.6813574E-8	19.60
1.43	5.6814619E-8	19.57
1.44	5.6815664E-8	19.54
1.45	5.6816709E-8	19.51
1.46	5.6817754E-8	19.48
1.47	5.6818799E-8	19.45
1.48	5.6819844E-8	19.42
1.49	5.6820889E-8	19.39
1.50	5.6821934E-8	19.36
1.51	5.6822979E-8	19.33
1.52	5.6824024E-8	19.30
1.53	5.6825069E-8	19.27
1.54	5.6826114E-8	19.24
1.55	5.6827159E-8	19.21
1.56	5.6828204E-8	19.18
1.57	5.6829249E-8	19.15
1.58	5.6830294E-8	19.12
1.59	5.6831339E-8	19.09
1.60	5.6832384E-8	19.06
1.61	5.6833429E-8	19.03
1.62	5.6834474E-8	19.00
1.63	5.6835519E-8	18.97
1.64	5.6836564E-8	18.94
1.65	5.6837609E-8	18.91
1.66	5.6838654E-8	18.88
1.67	5.6839699E-8	18.85
1.68	5.6840744E-8	18.82
1.69	5.6841789E-8	18.79
1.70	5.6842834E-8	18.76
1.71	5.6843879E-8	18.73
1.72	5.6844924E-8	18.70
1.73	5.6845969E-8	18.67
1.74	5.6847014E-8	18.64
1.75	5.6848059E-8	18.61
1.76	5.6849104E-8	18.58
1.77	5.6850149E-8	18.55
1.78	5.6851194E-8	18.52
1.79	5.6852239E-8	18.49
1.80	5.6853284E-8	18.46
1.81	5.6854329E-8	18.43
1.82	5.6855374E-8	18.40
1.83	5.6856419E-8	18.37
1.84	5.6857464E-8	18.34
1.85	5.6858509E-8	18.31
1.86	5.6859554E-8	18.28
1.87	5.6860599E-8	18.25
1.88	5.6861644E-8	18.22
1.89	5.6862689E-8	18.19
1.90	5.6863734E-8	18.16
1.91	5.6864779E-8	18.13
1.92	5.6865824E-8	18.10
1.93	5.6866869E-8	18.07
1.94	5.6867914E-8	18.04
1.95	5.6868959E-8	18.01
1.96	5.6870004E-8	17.98
1.97	5.6871049E-8	

89%

Cost of Living Index
Charlotte=99
NC=91
US=100

Source: JobsEQ

2.25%

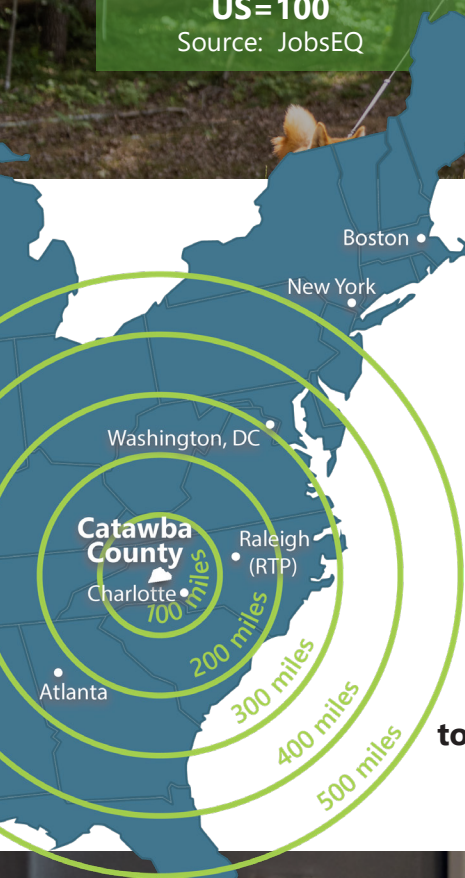
NC corporate
income tax rate
Dropping to
0% in 2030
Most competitive in the US

1st

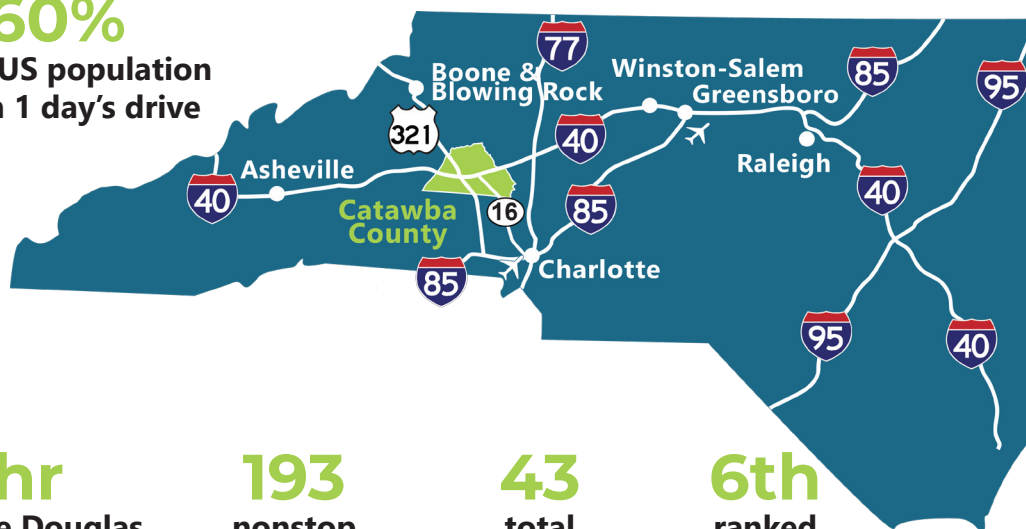
Most Affordable
and Beautiful
Place to Live
in the US
Travel & Leisure Magazine

1st

Most
Affordable Place
to Live
in the US
US News & World Report



60%
of the US population
within 1 day's drive



<1 hr

to Charlotte Douglas
International
Airport

193

nonstop
destinations
around the globe

43

total
international
destinations

6th

ranked
busiest airport
in the world

5th

in the US for
concentration of
manufacturing

Source: BLS

29.3%

of workers
employed in
manufacturing

Source: BLS

23,353

employed by
Catawba County
manufacturers

Source: BLS

412

manufacturers
in Catawba
County

Source: JobsEQ



Nathan Huret
Economic Development Director
Catawba County EDC
828-267-1564
nhuret@catawbacountync.gov
www.catawbaedc.org

